



***Town of Tyngsborough
Planning Board***
25 Bryants Lane,
Tyngsborough, Massachusetts 01879-1003
Office: (978) 649-2300 ext. 115

MINUTES
May 15, 2014
APPROVED

Attachments:

1. Meeting Agenda
2. Application for Approval for Preliminary Subdivision (Heritage Hills) – 4/28/14
3. David E. Ross Associates report for Heritage Hills – 5/13/14
4. Tyngsborough Fire Dept. Letter regarding Heritage Hills – 1/9/14

Members Present: William Gramer, Chairman
Kimberly O'Brien, Vice Chairman
Tom Delmore
Steve Nocco
Steve O'Neill

Members Absent: Jesse Johnson, David E. Ross Associates

7:00pm - Meeting called to order by Chairman William Gramer

7:02pm Planning Board Reorganization

Due to his recent election to the Board of Selectmen, William Gramer submitted his resignation to the Board, effective after tonight's meeting.

K. O'Brien: Motion to nominate Steve Nocco for Chairman

S. O'Neill: 2nd the motion

In Favor: 4 Opposed: 0 Abstain: 1

Passes: 4-0-1

T. Delmore: Motion to nominate Kimberly O'Brien for Vice Chairman

S. Nocco: 2nd the motion

In Favor: 4 Opposed: 0 Abstain: 1

Passes: 4-0-1

7:10pm Preliminary Subdivision Plan for Heritage Hills

Land owner and developer Scott Connell appeared before the Board regarding this project. Mr. Connell read a brief history of the land which has been in his family for centuries. He intends to subdivide the 32 acre parcel into 9 lots, each 65,000 s.f. or more. In addition, they are asking for a waiver from the requirements on Section 7.6.1.9 (Dead End Streets). The allowed length of a cul-de-sac is 500 feet, and they are proposing 1,437 ft.

Engineer Jeff Rider from Cuoco and Cormier also spoke about the plan and noted that they had met with the Fire Department regarding the length of the cul-de-sac and how it would impact fire protection on the road. The Fire Dept. issued comments that stressed adherence to the the NFPA Guidelines as there are no hydrants or municipal water near the site.

The Board asked how this plan differs from the original plans submitted and subsequently withdrawn in 2007. Mr. Connell said that this plan is smaller and does not impact the Natural Heritage area. Board engineer J. Johnson reported that there are some design standards that still need to be addressed, which Mr. Rider said they would take care of. In addition, J. Johnson reported that the preliminary subdivision process requires a formal approval/disapproval for the submitted plans and does not mean that it has to be designed exactly as submitted. Any approval does, however, “freeze” the Subdivision Rules & Regulations and Zoning Bylaws in effect at the time of the submission for seven months. This allows the applicant to get guidance regarding the number of lots, roadway design, and general layout of the project for the development of the Definitive Subdivision plans.

The Board felt that more detailed explanations from the Fire Department would be helpful in order for them to feel comfortable with the proposed length of the cul-de-sac. They want to ensure that the homes are properly protected especially in light of the recent fire on Redgate Rd. In addition, they would like assurance from the Highway Dept. that the length of the cul-de-sac wouldn't be an issue with regards to road maintenance.

T. Delmore: Motion to continue this hearing to June 5, 2014.

W. Gramer: 2nd the motion

In Favor: 5 Opposed: 0

Passes: 5-0

ADMINISTRATIVE

S. O'Neill: Motion to approve the minutes as written from the 5/1/14 meeting.

K. O'Brien: 2nd the motion

In Favor: 5 Opposed: 0

Passes: 5-0

8:00pm

S. O'Neill: Motion to adjourn

T. Delmore: 2nd the motion

In Favor: 5 Opposed: 0

Passes: 5-0

Minutes respectfully submitted by
Pamela Berman